

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, June 1, 2022**

**Hearing Room 1539**

10:00 AM

**2:00-00000**

**Chapter**

**#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. which will be in effect at the time of the hearing and should be aware that (1) all parties will be required to wear a mask at all times, even when presenting oral argument and (2) Judge Bluebond will not be wearing a mask.**

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(when prompted, enter meeting number and password shown above)

Judge Bluebond seeks to maintain a courtroom environment (both online and in person) in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals appearing before the Court are invited to identify their preferred pronouns (e.g., he, she, they, etc.) and their preferred honorific (e.g., Mr., Miss, Ms., Mrs., Mx, M, etc.). Individuals may do so by advising the Courtroom Deputy or Judge prior to any appearance and/or, in the case of remote hearings, by providing this information in the person's screen name in ZoomGov.

Docket 0

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

- NONE LISTED -

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**2:22-10356 Mona Michelle Cage**

**Chapter 7**

**#1.00** Order to show Cause re: Dismissal for failure to comply with rule 1006(B) installments. Debtor failed to pay final installment in the amount of:

**\$98 due 4/22/2022**

Docket 18

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Debtor has now paid final installment. Vacate OSC. No appearance required. Court will prepare order.

<b>Party Information</b>
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**Debtor(s):**

Mona Michelle Cage

Pro Se

**Trustee(s):**

Brad D Krasnoff (TR)

Pro Se

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**2:22-11997 Carlos Corrales**

**Chapter 7**

**#2.00** Order to Show Cause For Failure to Comply with 11 U.S.C. Section 109(h) re:  
Credit Counseling Certificate Never Filed or Defective (Course was taken either  
too early or too late) (11 U.S.C § 109(h))

Docket 14

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Vacate OSC. Debtor has now filed certificate showing that counseling was  
completed within 180 days before bankruptcy. OFF CALENDAR. NO  
APPEARANCE REQUIRED. COURT WILL PREPARE ORDER.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Carlos Corrales

Represented By  
Yeznik O Kazandjian

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

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**2:98-56224 Jms Automotive Rebuilders, Inc**

**Chapter 7**

**#3.00** Order to Show Cause re: Whether Prior Order Directing Payment Of Unclaimed Funds Shall Be Set Aside

Docket 976

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Vacate order to pay unclaimed funds and enter order denying request for payment of unclaimed funds. Court needs bank account information and a genuine mailing address for claimant.

<b>Party Information</b>
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**Debtor(s):**

Jms Automotive Rebuilders, Inc

Represented By  
Michael H Goldstein  
Dilks & Knopik LLC

**Trustee(s):**

R. Todd Neilson (TR)

Represented By  
Richard Burstein  
Steven J Schwartz

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**2:11-54374 Carlos Arturo Ortiz and Sophia Maria Ortiz**

**Chapter 7**

**#4.00 Chapter 7 Trustee's Motion Objecting to Debtors' Exemption in Personal Injury Settlement**

fr: 3-30-22

Docket 151

**Courtroom Deputy:**

ZoomGov Appearance by:

5/26/22 - David Goodrich

**Tentative Ruling:**

3/28/22 -- court approved stipulation continuing hearing to June 1, 2022 at 10:00 a.m. OFF CALENDAR FOR MARCH 30, 2022. NO APPEARANCE REQUIRED.

Tentative Ruling for June 1, 2022:

Trustee filed a 9019 motion on negative notice on May 13, 2022. Continue hearing to July 6, 2022 at 10:00 a.m. to permit objection period to run and give court an opportunity to process motion. APPEARANCES WAIVED ON JUNE 1, 2022.

<b>Party Information</b>
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**Debtor(s):**

Carlos Arturo Ortiz

Represented By  
Daniela P Romero

**Joint Debtor(s):**

Sophia Maria Ortiz

Represented By  
Daniela P Romero

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**CONT... Carlos Arturo Ortiz and Sophia Maria Ortiz**

**Chapter 7**

**Movant(s):**

David M Goodrich (TR)

Represented By  
Larry D Simons

**Trustee(s):**

David M Goodrich (TR)

Represented By  
Larry D Simons

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**2:20-12042 Mark Abbey Slotkin**

**Chapter 7**

**#5.00** Motion For Sale of Property of the Estate under Section 363(b) - No Fee  
Chapter 7 Trustee's Motion for Order:

(1) Authorizing Sale of Real Property commonly known as 8777 Appian Way,  
Los Angeles, CA (APN 5562-009-008), Free and Clear of Liens, Claims and  
Interests

(2) Confirming Sale to Third Party

(3) Determining that Buyer is a Good Faith Purchaser

(4) Authorizing the Trustee to Withhold and Remit Estimated State Income  
Taxes resulting from the Sale

(5) Waiving the Fourteen (14) day stay prescribed by Rule 6004(h) of the  
Federal Rules of Bankruptcy Procedure

(6) Approving Bidding Procedures in Connection with Proposed Sale

Docket 466

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Hamid Rafatjoo

5/31/22 - Jeff Goldman

**Tentative Ruling:**

Grant motion. Authorize sale of property free and clear of liens pursuant to  
Code section 363(f)(4), with liens to attach to the net proceeds of sale with  
the same validity and priority as they had as against the property.

<b>Party Information</b>
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**CONT... Mark Abbey Slotkin**

**Chapter 7**

**Debtor(s):**

Mark Abbey Slotkin

Represented By  
Leslie A Cohen

**Movant(s):**

Elissa Miller (TR)

Represented By  
Robyn B Sokol  
Jessica Wellington  
Elissa Miller

**Trustee(s):**

Elissa Miller (TR)

Represented By  
Robyn B Sokol  
Jessica Wellington  
Elissa Miller

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**2:14-21184 Tower General Contractors**

**Chapter 11**

**#6.00 Motion for Final Decree & Closing of Chapter 11 Case**

Docket 355

**\*\*\* VACATED \*\*\* REASON: GRANTED. APPEARANCES WAIVED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Grant motion for final decree. Waive appearances. Reorganized debtor is authorized to lodge order consistent with tentative ruling.

<b>Party Information</b>
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**Debtor(s):**

Tower General Contractors

Represented By  
Jeffrey S Shinbrot

**Movant(s):**

Tower General Contractors

Represented By  
Jeffrey S Shinbrot

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**2:20-11846 Deco Enterprises, Inc.**

**Chapter 11**

Adv#: 2:20-01126 Pouladian v. Deco Enterprises, Inc. et al

**#7.00** Motion For Leave of Court to Withdrawal Of Deemed Admissions

Docket 132

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - John Yates

5/31/22 - Amy Mousavi

**Tentative Ruling:**

Rule 36(b) permits the withdrawal of deemed admissions where (1) it would promote the presentation of the merits of the action and (2) the court is not persuaded that it would prejudice the requesting party in maintaining or defending the action on the merits. Under this standard, notwithstanding the apparent negligence of plaintiffs' counsel, the motion should be granted. If the court does not grant relief from the deemed admission, there will be little if anything left of this action and there will be no ability of the court to adjudicate the matter on its merits. And with regard to the second prong, plaintiff has failed to identify any prejudice other than the fact that it unnecessarily incurred the expense of filing a motion for summary judgment. Prejudice of this nature does not constitute sufficient prejudice to justify a denial of a motion to withdraw admissions and does not go to the presentation of the matter on the merits. See Conlon v. United States, 474 F.3d 616, 624 (9th Cir. 2007).

Grant motion.

<b>Party Information</b>
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**Debtor(s):**

Deco Enterprises, Inc.

Represented By  
Raymond H. Aver

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**CONT... Deco Enterprises, Inc.**

**Chapter 11**

**Defendant(s):**

Deco Enterprises, Inc.

Represented By  
Raymond H. Aver

Craig Allen

Represented By  
Amy Mousavi

**Movant(s):**

Deco Enterprises, Inc.

Represented By  
Raymond H. Aver

Deco Enterprises, Inc.

Represented By  
Amy Mousavi

Deco Enterprises, Inc.

Represented By  
Amy Mousavi

Deco Enterprises, Inc.

Pro Se

Deco Enterprises, Inc.

Pro Se

**Plaintiff(s):**

Benjamin Pouladian

Represented By  
John R Yates

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**2:21-12761 Advanced Environmental Group LLC**

**Chapter 11**

**#8.00** Objection to Claim #18,19,20 by Claimant ENAA, INC (Claim #18), GOLO, LLC (Claim #19), and NEAA, INC. (Claim #20). in the amount of \$ 3,812,982.60, \$2,326,334.28, and \$1,587,544.92, respectively Filed by Creditors Fix The City, Inc., Westside Coalition, Inc.. (Resnik, Matthew)

Docket 295

**\*\*\* VACATED \*\*\* REASON: HEARING CONTINUED TO AUGUST 3,  
2022 AT 10:00 A.M.**

**Courtroom Deputy:**

ZoomGov Appearance by:

4/18/22 - Douglas Tabachnik

4/18/22 - Terry Coniglio

**Tentative Ruling:**

5/13/22 -- Court approved stipulation continuing hearing to August 3, 2022 at 10:00 a.m. OFF CALENDAR FOR JUNE 1, 2022.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Advanced Environmental Group

Represented By  
Leslie A Cohen

**Movant(s):**

Fix The City, Inc.

Represented By  
Matthew D. Resnik

Westside Coalition, Inc.

Represented By  
Matthew D. Resnik

**Trustee(s):**

Gregory Kent Jones (TR)

Represented By  
Daniel A Lev  
Asa S Hami

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**CONT... Advanced Environmental Group LLC**

**Chapter 11**

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**2:21-14127 Verano Recovery, LLC, a California limited liability**

**Chapter 11**

**#9.00 Debtors Motion For Order Disallowing Proof Of Claim No. 4 Of Rio Vista Village  
fr. 3-9-22; 4-20-22**

Docket 110

**\*\*\* VACATED \*\*\* REASON: CONT'D. TO 6/22/22 @ 2PM**

**Courtroom Deputy:**

**Tentative Ruling:**

3/4/22 -- Court approved stipulation to continue hearing to April 20, 2022 at 10:00 a.m. OFF CALENDAR FOR MARCH 9, 2022.

4/12/22 -- Court approved stipulation continuing hearing to June 1, 2022 at 10:00 a.m. OFF CALENDAR FOR APRIL 20, 2022.

5/23/22 -- Court approved stipulation continuing hearing to June 22, 2022 at 2:00 p.m. OFF CALENDAR FOR JUNE 1, 2022.

<b>Party Information</b>
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**Debtor(s):**

Verano Recovery, LLC, a California

Represented By  
Marc C Forsythe

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**2:21-14449 Alex A. Khadavi**

**Chapter 11**

**#10.00** Motion of the Granville Homeowners Association For Order Excusing For  
Excusable Neglect – The Association's Late Filed Proof Of Claim

Docket 214

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Claimant wasn't served with notice of the bar date. HOA's managing agent, Coro Community Management and Consulting, was served, but at the wrong address.

Grant motion. Treat proof of claim filed April 14, 2022 as having been timely filed. APPEARANCES WAIVED.

<b>Party Information</b>
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**Debtor(s):**

Alex A. Khadavi

Represented By  
Michael Jay Berger



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**2:22-10266 Escada America, LLC**

**Chapter 11**

**#11.00 U.S. Trustee's Motion Objecting to Debtor's Subchapter V Designation**

Docket 145

**\*\*\* VACATED \*\*\* REASON: 5/19/22 - VOLUNTARY DISMISSAL OF  
MOTION FILED**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

Motion has been withdrawn by movant. Off calendar. No appearance necessary.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Escada America, LLC

Represented By  
John-Patrick M Fritz  
Lindsey L Smith

**Movant(s):**

United States Trustee (LA)

Represented By  
Eryk R Escobar

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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**2:22-10994 Better 4 You Breakfast, Inc.**

**Chapter 11**

**#12.00** Motion to Assume Lease or Executory Contract for Non-Residential Real Property

Docket 195

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO 6/22/22 at 10AM**

**Courtroom Deputy:**

- NONE LISTED -

**Tentative Ruling:**

HEARING CONTINUED TO JUNE 22, 2022 AT 10:00 A.M. Off calendar for June 1, 2022.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Better 4 You Breakfast, Inc.

Represented By  
David A Tilem  
Eryk R Escobar

**Movant(s):**

Better 4 You Breakfast, Inc.

Represented By  
David A Tilem  
David A Tilem  
David A Tilem  
David A Tilem  
David A Tilem  
Eryk R Escobar  
Eryk R Escobar  
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Eryk R Escobar

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**2:22-10994 Better 4 You Breakfast, Inc.**

**Chapter 11**

**#13.00 Scheduling and Case Management Conference in a Chapter 11 Case**

Docket 34

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Nicholas Koffroth

5/31/22 - Andrew Kramer

5/31/22 - Casey Donoyan

**Tentative Ruling:**

4/26/22 -- Court granted motion setting bar date of June 17, 2022 and directing debtor to serve notice of bar date by May 2, 2022.

Tentative Ruling for June 1, 2022:

At hearing held May 17, 2022, court told debtor to file status report, but okay to do it late if necessary, as long as it arrives at least a few days before conference. Debtor filed report on May 27, 2022.

Continue case status conference to June 22, 2022 at 10:00 a.m. to be held concurrently with hearing on sale motion set for that date. No new status report required to that conference. NO APPEARANCE REQUIRED ON JUNE 1, 2022.

<b>Party Information</b>
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**Debtor(s):**

Better 4 You Breakfast, Inc.

Represented By  
David A Tilem

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**CONT... Better 4 You Breakfast, Inc.**

**Chapter 11**

**Movant(s):**

Better 4 You Breakfast, Inc.

Represented By

David A Tilem

David A Tilem

David A Tilem

David A Tilem

David A Tilem

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**2:22-11974 Laurel Apparel Group, LLC**

**Chapter 11**

**#14.00** Order to Show Cause re: Dismissal, Conversion or Appointment of Chapter 11 Trustee for Small Business Debtor's Failure to file Required Documents re:

- 1) Statement of Operations
- 2) Cash Flow Statement
- 3) Balance Sheet
- 4) Tax Returns

Docket 42

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Daniel Weintraub

**Tentative Ruling:**

Vacate OSC. Debtor has now filed missing documents. OFF CALENDAR.  
NO APPEARANCE REQUIRED. COURT WILL PREPARE ORDER.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Laurel Apparel Group, LLC

Represented By  
Daniel J Weintraub

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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**2:22-11974 Laurel Apparel Group, LLC**

**Chapter 11**

**#15.00** Motion of Debtor and Debtor in Possession for an Order Approving Stipulation  
for Use of Cash Collateral

Docket 50

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Daniel Weintraub

**Tentative Ruling:**

According to status report, this motion is now moot? Does debtor want to withdraw the motion or should court deny it as moot (or is there historical activity that needs to be approved)? Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Laurel Apparel Group, LLC

Represented By  
Daniel J Weintraub

**Movant(s):**

Laurel Apparel Group, LLC

Represented By  
Daniel J Weintraub  
Daniel J Weintraub

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se

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**2:22-11974 Laurel Apparel Group, LLC**

**Chapter 11**

**#16.00** Scheduling and Case Management Conference in a SubChapter V Chapter 11 Case

Docket 41

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Daniel Weintraub

**Tentative Ruling:**

A statement of operations is a financial statement that evaluates a company's operations and current financial standing. It includes such details as a company's operating expenses, total revenue and operating profit to provide a look at the company's performance and financial health. A statement of operations also uses an equation that finds a company's net income by subtracting its expenses from its revenue. Professionals can use a few different titles to refer to a statement of operations, but they all refer to the same type of document:

Profit and loss statement (P&L)  
Statement of income  
Statement of earnings.

Does debtor have such a document?  
Has the MOR due May 21, 2022 been filed?

Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Laurel Apparel Group, LLC

Represented By  
Daniel J Weintraub

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**CONT... Laurel Apparel Group, LLC**

**Chapter 11**

**Trustee(s):**

Gregory Kent Jones (TR)

Pro Se



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**2:21-10335 Coldwater Development LLC**

**Chapter 7**

**#100.00** Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: Parcels in Beverly Hills, California

MOVANT: GIVE BACK, LLC.

fr. 3-30-21, 5-11-21, 5-26-21, 7-14-21, 9-1-21, 10-27-21, 11-10-21, 11-30-21, 12-8-21, 1-12-22; 3-16-22; 3-30-22

Docket 59

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Ronald Richards

5/31/22 - Daniel Lev

**Tentative Ruling:**

Tentative Ruling for March 30, 2021:

Grant motion insofar as it requests comfort order clarifying that automatic stay does not preclude movant from exercising its rights and remedies as against nondebtors under its guaranties and membership interest pledge agreements.

Debtors response to the motion is that there is a sizeable equity cushion, based upon its appraisal; however, opposition does not dispute or even respond to movant's contention that the value of movant's collateral is declining in value due to debtors' continuing failure to pay real estate taxes. Trustee's sale guaranties reflect that all of the properties are tax defaulted for nonpayment of taxes going back to 2018. (Accrual of interest on debtors' obligations to movant does not constitute a loss in value for which movant is entitled to receive adequate protection.)

Court acknowledges that, even if there is no equity in property, as these lots

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**CONT... Coldwater Development LLC**

**Chapter 7**

are the debtors' only assets, they are necessary to any possible reorganization, but the Court is not yet in a position to determine whether any reorganization is likely to occur within a reasonable period. Court is not inclined to schedule an evidentiary hearing as to the value of the property, as the court will not rely on the existence of an equity cushion as adequate protection when there is an actual and quantifiable diminution in value occurring due to the nonpayment of real property taxes and the accrual of interest thereon.

What is the aggregate amount of real estate taxes currently outstanding with regard to the lots and at what rate do these unpaid taxes accrue interest? How much more in real estate taxes will become delinquent if not paid by April 10? If debtors want an opportunity to try to reorganize their affairs in chapter 11, they will need to at least keep the size of the debt senior to movant from increasing while they attempt to do so.

Enter adequate protection order that conditions continuation of the automatic stay on the debtors' remaining current with post-petition real estate taxes and making monthly payments to movant in an amount that is not less than the amount of interest and penalties that are accruing monthly on the unpaid real property taxes.

Set continued hearing on balance of relief requested in motion for approximately 90 days, by which time court should have a better sense of whether there is likely to be a reorganization within a reasonable period.

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Final Ruling for March 30, 2021 (see order entered April 1, 2021):

Court entered adequate protection order requiring debtors to pay \$55,261.26 to lender by close of business on April 9, 2021. (Lender will promptly pay taxes and bear responsibility for any penalties if real property taxes not paid by April 10, 2021.) If debtors don't pay this amount by April 9, 2021, debtors must pay this amount plus an additional \$5,526.10 by April 15, 2021. In addition, debtors must pay \$22,972.26 by April 15, 2021 and \$7,657.42 by the 15th of each calendar month thereafter. Payments must be by wire or other immediately available funds. Debtors can have one 14-day cure period. Continue hearing on balance of relief to May 11, 2021 at 10:00 a.m.

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**CONT... Coldwater Development LLC**

**Chapter 7**

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Tentative Ruling for May 11, 2021:

Docket does not reflect the filing of any declarations re default, and debtor filed status report reflecting that required payments have been made. Debtor requests that hearing be taken off calendar, but court intentionally set a continued hearing to consider the issue of whether the debtor is likely to be able to propose a confirmable plan within a reasonable period. What progress has the debtor made toward confirmation of a plan in this chapter 11 case? Hearing required.

-----  
Tentative Ruling for May 26, 2021:

Debtor claims to be in compliance with adequate protection order. Revisit motion after conclusion of status conference.

-----  
Tentative Ruling for July 14, 2021:

Provided debtor remains current on adequate protection order, revisit motion after conclusion of hearing on related matters on calendar.

-----  
Final Ruling for July 14, 2021:

Continue hearing to September 1, 2021 at 10:00 a.m.

-----  
Tentative Ruling for December 8, 2021:

Provided debtor remains current on adequate protection order, revisit motion after conclusion of hearing on related matters on calendar.

-----  
Tentative Ruling for January 12, 2022:

Provided debtor remains current on adequate protection order, revisit motion after conclusion of hearing on related matters on calendar.

-----  
2/9/22 -- At hearing held this date, Court continued hearing to March 30, 2022 at 10:00 a.m. at request of trustee. OFF CALENDAR FOR MARCH 16, 2022.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, June 1, 2022**

**Hearing Room 1539**

11:00 AM

**CONT... Coldwater Development LLC**

**Chapter 7**

-----  
Tentative Ruling for June 1, 2022:

Deny motion for relief as moot. Property has been sold and is no longer an asset of the estate. There no longer is an automatic stay. No appearance required. Court will prepare order.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Coldwater Development LLC

Represented By  
Aram Ordubegian  
M Douglas Flahaut  
Annie Y Stoops  
Dylan J Yamamoto

**Movant(s):**

Give Back LLC

Represented By  
Daniel A Lev  
Ronald N Richards

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
David Seror  
Jessica L Bagdanov

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Sheri Bluebond, Presiding  
Courtroom 1539 Calendar**

**Wednesday, June 1, 2022**

**Hearing Room 1539**

11:00 AM

**2:21-10335 Coldwater Development LLC**

**Chapter 7**

**#101.00 Scheduling and Case Management Conference in a Chapter 11 Case**

fr. 3-3-21, 5-26-21, 7-14-21, 9-1-21, 10-27-21, 11-10-21, 11-30-21, 12-8-21,  
1-12-22; 3-16-22; 3-30-22

Docket 1

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Ronald Richards

5/31/22 - Daniel Lev

**Tentative Ruling:**

Set deadline for debtor to file notice of bar date and bar date. If debtors are able to arrange for refinancing for their properties, would this case remain in chapter 11 or do the debtors anticipate being in a position to move to dismiss these cases? Hearing required.

3/8/21 -- Court approved scheduling order with following dates:

L/D to file proofs of claim -- 4/30/21

L/D for governmental units to file proofs of claim -- 7/14/21

L/D to serve notice of bar date -- 3/8/21

Cont'd status conference -- 5/26/21 at 11:00 a.m.

L/D to file updated status report -- 5/14/21

-----  
Tentative Ruling for May 26, 2021:

According to declaration from debtor's counsel, on May 11, 2021, he received proof from the escrow company that the earnest money deposit of \$1.5M had been deposited into escrow. Proposed buyer was also supposed to sign a purchase agreement by that date. Has that occurred? If not, when is this supposed to occur? And how long does the buyer have to complete its due

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**CONT... Coldwater Development LLC**

**Chapter 7**

diligence? Hearing required.

-----  
Tentative Ruling for July 14, 2021:

Revisit status of case after conclusion of hearing on proposed sale.

-----  
Tentative Ruling for September 1, 2021:

Continue case status conference to date of hearing on sale of 6 lots --  
October 27, 2021 at 11:00 a.m. Debtor should file updated status report not  
later than October 15, 2021.

-----  
Tentative Ruling for January 12, 2022:

What does the trustee have to report with regard to the status of this case  
and how he intends to proceed with regard to administration of this estate?  
Hearing required.

-----  
2/9/22 -- At hearing held this date, Court continued hearing to March 30, 2022  
at 10:00 a.m. at the request of trustee. OFF CALENDAR FOR MARCH 16,  
2022.

Tentative Ruling for June 1, 2022:

The debtor's real property has been sold. The case has been converted to  
chapter 7. Is there any reason for the court to continue having periodic status  
conferences? What, if anything, remains to be liquidated in this bankruptcy  
estate? Does the trustee anticipate filing any objections to claims? Hearing  
required.

<b>Party Information</b>
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**Debtor(s):**

Coldwater Development LLC

Represented By

Aram Ordubegian

M Douglas Flahaut

Annie Y Stoops

Dylan J Yamamoto

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**CONT... Coldwater Development LLC**

**Chapter 7**

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
David Seror  
Jessica L Bagdanov

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Wednesday, June 1, 2022**

**Hearing Room 1539**

11:00 AM

**2:14-21184 Tower General Contractors**

**Chapter 11**

**#102.00** Status Conference re: Objection to Claim Number 41 by Claimant Pasadena Hospital Association, LTD., dba Huntington Hospital

fr. 4-15-15, 5-11-16, 11-9-16, 5-24-17, 1-10-18, 7-18-18, 3-20-19  
fr. 12-18-19, 3-18-20, 6-3-20, 8-5-20, 10-7-20, 2-10-21, 5-12-21,  
10-13-21; 3-16-22

Docket 174

**Courtroom Deputy:**

ZoomGov Appearance by:

3/15/22 - Douglas M Neistat

**Tentative Ruling:**

Relief from stay has already been granted to permit the parties to resolve their respective disputes in state court. Continue hearing on claim objection along with case status conferences as parties move forward with state court litigation.

5/9/16 -- Court approved stipulation continuing hearing to November 9, 2016 at 11:00 a.m. OFF CALENDAR FOR MAY 11, 2016. NO APPEARANCE REQUIRED.

Tentative Ruling for November 9, 2016:

Continue status conference on objection and case status conference to May 24, 2017 at 11:00 a.m. Reorganized debtor should file updated status report not later than May 15, 2017. Appearances waived on November 9, 2016.

-----  
Tentative Ruling for May 24, 2017:

Court did not receive service copy of status report (which was due on May 15, but filed on May 18, 2017). Perhaps that is because it was addressed to the bin outside of Suite 1482, which does not exist anymore. Judge Bluebond is



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**CONT...**      **Tower General Contractors**  
now in Suite 1534.

**Chapter 11**

Counsel for the reorganized debtor states on page 3, at lines 21-22 of the report, "Trial is set for September 11, 2017, the trial is not expected to be continued." Yet attached to the status report is a copy of a stipulation to amend the case management order in which the parties request that the trial date be continued from September 11, 2017 to January 29, 2018 at 9:00 a.m. Perhaps counsel is trying to say that he does not believe the state court will grant the parties' mutual request for a continuance of the trial date?

Court is now confused. When do the parties actually anticipate that trial of the state court action is likely to occur? Hearing required.

-----  
Final Ruling for May 24, 2017:

Continue status conference to January 10, 2018 at 11:00 a.m.

-----  
Tentative Ruling for January 10, 2018:

Court has reviewed the reorganized debtor's status report. Continue status conference to July 18, 2018 at 11:00 a.m. APPEARANCES WAIVED ON JANUARY 10, 2018.

4/18/18 -- Court approved compromise concerning reduction of \$150,000 to Hospital's claim.

-----  
Tentative Ruling for July 18, 2018:

Court has reviewed the reorganized debtor's case status report. Continue status conference to March 20, 2019 at 11:00 a.m. APPEARANCES WAIVED ON JULY 18, 2018.

-----  
Tentative Ruling for March 20, 2019:

Court has reviewed the reorganized debtor's case status report. Continue status conference to December 18, 2019 at 11:00 a.m. APPEARANCES

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**CONT... Tower General Contractors**

**Chapter 11**

WAIVED ON MARCH 20, 2019.

-----  
Tentative Ruling for December 18, 2019:

Court has reviewed the reorganized debtor's case status report. Continue status conference to March 18, 2020 at 11:00 a.m. APPEARANCES WAIVED ON DECEMBER 18, 2019.

Tentative Ruling for March 18, 2020:

Court has reviewed the reorganized debtor's case status report. Continue status conference to June 3, 2020 at 11:00 a.m. Reorganized debtor should file updated status report not later than May 26, 2020. APPEARANCES WAIVED ON MARCH 18, 2020.

-----  
Tentative Ruling for June 3, 2020:

Court has reviewed the reorganized debtor's status report. Continue status conferences to August 5, 2020 at 11:00 a.m. Reorganized debtor should file updated status report not later than July 25, 2020. APPEARANCES WAIVED ON JUNE 3, 2020.

-----  
Tentative Ruling for August 5, 2020:

Court has reviewed the reorganized debtor's status report. Continue status conferences to October 7, 2020 at 11:00 a.m. Reorganized debtor should file updated status report not later than September 25, 2020. APPEARANCES WAIVED ON AUGUST 5, 2020.

-----  
Tentative Ruling for October 7, 2020:

Continue case status conference to February 10, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not later than February 1, 2021. APPEARANCES WAIVED ON OCTOBER 7, 2020.

-----  
Tentative Ruling for February 10, 2021:

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**CONT... Tower General Contractors**

**Chapter 11**

Court has reviewed reorganized debtor's status report. Continue hearings to May 12, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not later than April 30, 2021.

-----  
Tentative Ruling for May 12, 2021:

Court has reviewed reorganized debtor's status report. Continue hearings to August 11, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not later than July 31, 2021.

-----  
Tentative Ruling for October 13, 2021:

Court has reviewed reorganized debtor's status report. Continue this status conference and case status conference to March 16, 2022 at 11:00. Reorganized debtor should file updated status report not later than March 4, 2022. APPEARANCES WAIVED ON OCTOBER 13, 2021.

-----  
Tentative Ruling for March 16, 2022:

Where is the status report and declaration that should have been filed by March 4, 2022? Court sees the US Trustee's quarterly reports, but not the report requested by the court. Hearing required.

-----  
Tentative Ruling for June 1, 2022:

Take off calendar in light of grant of motion for final decree. No appearance required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Tower General Contractors

Represented By  
Jeffrey S Shinbrot

**Movant(s):**

Tower General Contractors

Represented By  
Jeffrey S Shinbrot

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**CONT... Tower General Contractors**

**Chapter 11**

**United States Bankruptcy Court  
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11:00 AM

**2:14-21184 Tower General Contractors**

**Chapter 11**

**#103.00** Post Confirmation Scheduling and Case Management Conference in a Chapter 11 Case

fr. 7-30-14, 8-20-14, 11-19-14, 1-21-15, 4-15-15, 10-14-15, 4-13-16, 11-9-16, 5-24-17, 1-10-18, 7-18-18, 3-20-19, 12-18-19, 3-18-20, 6-3-20, 8-5-20, 10-7-20, 2-10-21, 5-12-21, 10-13-21; 3-16-22

Docket 1

**Courtroom Deputy:**

ZoomGov Appearance by:

3/15/22 - Douglas M Neistat

**Tentative Ruling:**

6/18/14 -- At hearing held this date, Court continued case status conference to August 20, 2014 at 11:00 a.m. Debtor should file status report not later than August 6, 2014. OFF CALENDAR FOR JULY 30, 2014. NO APPEARANCE REQUIRED.

Tentative Ruling for August 20, 2014:

Debtor has withdrawn its request for authority to use cash collateral. If debtor has no ongoing operations and will not have any employees, should this case be converted to chapter 7? Hearing required.

8/26/14 -- Court signed scheduling order setting following dates:

L/D to serve notice of bar date -- September 1, 2014

Bar date -- November 30, 2014

Cont'd status conference -- November 19, 2014 at 11:00

L/D to file updated status report -- November 10, 2014

-----

Tentative Ruling for November 19, 2014:

Set deadline for filing plan and continue case status conference to date that

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11:00 AM

**CONT... Tower General Contractors**

**Chapter 11**

can serve as hearing on disclosure statement.

11/25/14 -- Court signed order setting following dates:

L/D to file plan and disclosure statement -- December 15, 2014

Hearing on disclosure statement -- January 21, 2015 at 2:00 p.m.

Cont'd status conference -- January 21, 2015 at 2:00 p.m.

Tentative Ruling for January 21, 2015:

If court approves disclosure statement, continue status conference to date of confirmation hearing. If court continues hearing on disclosure statement, continue case status conference to same date.

-----  
Tentative Ruling for April 15, 2015:

Revisit status of case after conclusion of related matters on calendar.

-----  
Tentative Ruling for October 14, 2015:

Court has reviewed reorganized debtor's status report. Continue status conference to April 13, 2016 at 11:00 a.m. Reorganized debtor should file updated status report not later than April 4, 2015.

-----  
Tentative Ruling for April 13, 2016:

Court has reviewed reorganized debtor's status report. Continue status conference to November 9, 2016 at 11:00 a.m. Reorganized debtor should file updated status report not later than October 31, 2016.

Tentative Ruling for November 9, 2016:

Continue status conference on objection and case status conference to May 24, 2017 at 11:00 a.m. Reorganized debtor should file updated status report not later than May 15, 2017. Appearances waived on November 9, 2016.

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11:00 AM

**CONT... Tower General Contractors**

**Chapter 11**

Tentative Ruling for May 24, 2017:

Continue case management conference to same date and time as continued hearing on claim objection.

-----  
Final Ruling for May 24, 2017:

Continue status conference to January 10, 2018 at 11:00 a.m. Reorganized debtor should file and serve updated status report not later than December 22, 2017.

-----  
Tentative Ruling for January 10, 2018:

Court has reviewed the reorganized debtor's (belated) status report. Continue case status conference to July 18, 2018 at 11:00 a.m. Reorganized debtor should file updated status report not later than July 6, 2018.  
APPEARANCES WAIVED ON JANUARY 10, 2018.

-----  
Tentative Ruling for July 18, 2018:

Court has reviewed the reorganized debtor's case status report. Continue status conference to March 20, 2019 at 11:00 a.m. Reorganized debtor should file updated status report not later than March 8, 2018.  
APPEARANCES WAIVED ON JULY 18, 2018.

-----  
Tentative Ruling for March 20, 2019:

Court has reviewed the reorganized debtor's case status report. Continue status conference to December 18, 2019 at 11:00 a.m. Reorganized debtor should file updated status report not later than December 6, 2019.  
APPEARANCES WAIVED ON MARCH 20, 2019.

-----  
Tentative Ruling for December 18, 2019:

Court has reviewed the reorganized debtor's case status report. Continue status conference to March 18, 2020 at 11:00 a.m. Reorganized debtor should file updated case status report not later than March 4, 2020.

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**CONT... Tower General Contractors**

**Chapter 11**

APPEARANCES WAIVED ON DECEMBER 18, 2019.

Tentative Ruling for March 18, 2020:

Court has reviewed the reorganized debtor's case status report. Continue status conference to June 3, 2020 at 11:00 a.m. Reorganized debtor should file updated status report not later than May 26, 2020. APPEARANCES WAIVED ON MARCH 18, 2020.

-----  
Tentative Ruling for June 3, 2020:

Court has reviewed the reorganized debtor's status report. Continue status conferences to August 5, 2020 at 11:00 a.m. Reorganized debtor should file updated status report not later than July 25, 2020. APPEARANCES WAIVED ON JUNE 3, 2020.

-----  
Tentative Ruling for August 5, 2020:

Court has reviewed the reorganized debtor's status report. Continue status conferences to October 7, 2020 at 11:00 a.m. Reorganized debtor should file updated status report not later than September 25, 2020. APPEARANCES WAIVED ON AUGUST 5, 2020.

-----  
Tentative Ruling for October 7, 2020:

Continue case status conference to February 10, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not later than February 1, 2021. APPEARANCES WAIVED ON OCTOBER 7, 2020.

-----  
Tentative Ruling for February 10, 2021:

Court has reviewed reorganized debtor's status report. Continue hearings to May 12, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not later than April 30, 2021.

-----  
Tentative Ruling for May 12, 2021:



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11:00 AM

**CONT... Tower General Contractors**

**Chapter 11**

Court has reviewed reorganized debtor's status report. Continue hearings to August 11, 2021 at 11:00 a.m. Reorganized debtor should file updated status report (with accompanying declaration) not later than July 31, 2021.

-----  
Tentative Ruling for October 13, 2021:

Court has reviewed reorganized debtor's status report. Continue this status conference and case status conference to March 16, 2022 at 11:00. Reorganized debtor should file updated status report not later than March 4, 2022. APPEARANCES WAIVED ON OCTOBER 13, 2021.

-----  
Tentative Ruling for March 16, 2022:

Where is the status report and declaration that should have been filed by March 4, 2022? Court sees the US Trustee's quarterly reports, but not the report requested by the court. Hearing required.

-----  
Tentative Ruling for June 1, 2022:

Take off calendar in light of grant of motion for final decree. No appearance required.

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11:00 AM

**CONT... Tower General Contractors**

**Chapter 11**

<b>Party Information</b>
--------------------------

**Debtor(s):**

Tower General Contractors

Represented By  
Jeffrey S Shinbrot

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Wednesday, June 1, 2022**

**Hearing Room 1539**

11:00 AM

**2:21-12755 Hilmore LLC**

**Chapter 11**

**#104.00 Post Confirmation Status Conference in a Chapter 11 Case**

fr. 5-26-21, 8-18-21, 9-15-21, 11-3-21, 1-12-22

Docket 1

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Daniel Weintraub

5/31/22 - Susan Seflin

**Tentative Ruling:**

Tentative Ruling for May 26, 2021:

Does the debtor contemplate proposing and confirming a plan that pays all creditors in full? If not, what are the debtor's intentions with regard to recovery of the fraudulent transfer of \$300,000 to OFD and how can the debtor justify not attempting to generate revenue by renting the property to a paying tenant? Hearing required.

-----  
Final Ruling for May 26, 2021:

Debtor anticipates proposing 100 percent plan. Continue status conference to August 18, 2021 at 11:00 a.m. Debtor should file updated status report by August 6, 2021.

-----  
Tentative Ruling for August 18, 2021:

Continue case status conference to September 15, 2021 at 2:00 p.m. to be heard concurrently with debtor's disclosure statement. (No new status report will be required.) APPEARANCES WAIVED ON AUGUST 18, 2021.

-----  
Tentative Ruling for November 3, 2021:

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11:00 AM

**CONT... Hilmore LLC**

**Chapter 11**

Revisit status of case after conclusion of hearing on disclosure statement.

11/29/21 -- Court approved compromise with family members regarding return of \$300,000.

-----  
Tentative Ruling for January 12, 2022:

If court confirms plan, take case status conference off calendar and schedule post-confirmation status conference.

-----  
Tentative Ruling for June 1, 2022:

Where is the status report that should have been filed by May 20, 2022?  
Hearing required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Hilmore LLC

Represented By  
Crystle Jane Lindsey  
Daniel J Weintraub  
James R Selth

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**Wednesday, June 1, 2022**

**Hearing Room 1539**

11:00 AM

**2:21-19516 The Jurassic Jump, LLC**

**Chapter 11**

**#105.00** Scheduling and Case Management Conference in a SubChapter V Chapter 11 Case

fr. 2-16-22; 3-30-22; 5-4-22

Docket 1

**Courtroom Deputy:**

ZoomGov Appearance by:

5/31/22 - Daniel Weintraub

5/31/22 - Michael Good

**Tentative Ruling:**

Tentative Ruling from March 30, 2022:

Debtor reports that it no longer intends to sell its business and instead intends to enter into a compromise with the lessor in which the lessor would fund \$75,000 to fund a plan contingent on the debtor's rejecting the lease and surrendering possession of the premises. The debtor reports that the only alternative is conversion of the case in which no creditor would receive a distribution. Will creditors receive a distribution under a plan if the debtor's assets produce only \$75,000? Would a structured dismissal of some kind be preferable and cheaper? (Recall that the debtor cannot receive a discharge under a liquidating plan.)

Hearing required.

4/29/22 -- Court approved stipulation continuing case status conference to June 1, 2022 at 11:00 a.m. and continuing deadline to file plan or request structured dismissal to May 14, 2022. OFF CALENDAR FOR MAY 4, 2022.

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**United States Bankruptcy Court  
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**Wednesday, June 1, 2022**

**Hearing Room 1539**

11:00 AM

**CONT... The Jurassic Jump, LLC**

**Chapter 11**

Tentative Ruling for June 1, 2022:

Continue case status conference to June 15, 2022 at 10:00 a.m. to be heard concurrently with debtor's motion to dismiss. APPEARANCES WAIVED ON JUNE 1, 2022. No new status report required.

<b>Party Information</b>
--------------------------

**Debtor(s):**

The Jurassic Jump, LLC

Represented By  
Daniel J Weintraub  
James R Selth

**Trustee(s):**

Susan K Seflin (TR)

Pro Se